

# Technical Review Committee Meeting

## Minutes of August 3, 2009

### Attendance:

Members Present
Wayne Hamilton
David Foster
Ken Putnam
Mike Brookshire
Susan Roderick
Mark Matheny
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Julia Cogburn
Jessica Bernstein
Jennifer Blevins
Bob Oast

Chair Tuch opened the meeting at 1:35 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the 7/20/09 meeting minutes as written.

Agenda Item	
Review of the Level II site plan for the project identified as <u>Asheville Art Museum</u> located at 2 South Pack Square for renovation and expansion totaling 47,000 square feet. The property owner is the City of Asheville and the contact is John Rogers. The properties are identified in the Buncombe County Tax records as PINs 9649.40-5166, 5217 and 6214. Project # 09-3383.	
<b>Staff Comments</b>	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	John Rogers and Henry Watts were available for questions and commented on the following topics: ? Interest in exploring the possibility of staging from Pack Square instead of the courtyard as shown on the staging plan.
Public Comment	
<b>Speaker Name</b>	<b>Issue(s)</b>
None	
Committee Comments/Discussion	
Wayne Hamilton asked Mr. Rogers how the public would gain access to the Diana Wortham Theatre during construction. Bob Oast explained that there are existing cross access easements between all of the properties involved. Mr. Hamilton told Mr. Rogers that they would need to meet to discuss issues such as access, water feed and the crane swing. There was concern about the tower crane swinging over the common courtyard used by several other buildings. Mr. Hamilton asked when the project was scheduled to begin and Mr. Rogers said it would be approximately September 2010. Ken Putnam asked for clarification on where the loading/unloading would occur if staging was approved for Pack Square. Mr. Rogers replied that it would occur on the sidewalk, but that there would still plenty of room to provide a protected pedestrian walkway. Mr. Hamilton also asked if they were working with a fire protection engineer to evaluate the existing smoke control system and other issues and Mr. Rogers replied yes.	
Committee Action	
The TRC voted unanimously to approve the project, with the exception of the staging plan, with the conditions outlined in the staff report as well as the following conditions: 1) Construction staging plan as submitted is NOT approved. Staff prefers the Pack Square staging location as discussed at the meeting on 8/3/09. A revised construction staging plan should be submitted and reviewed (informally) by the TRC. 2) Fire protection and ingress/egress issues regarding the Diana Wortham Theater must be resolved. 3) Clarification needed that the exit ramp shown is on the project parcel(s).	

The meeting was adjourned at 2:20 p.m.